



51 North Park Road, Bramhall

£235,000 Freehold

TWO GENEROUS DOUBLE BEDROOMS • CLOSE TO LOCAL SHOPS AND AMENITIES • SHORT WALKING DISTANCE TO BRAMHALL PARK • ENCLOSED REAR GARDEN • POPULAR RESIDENTIAL AREA OF BRAMHALL • END TERRACE PROPERTY • IDEAL FOR FIRST TIME BUYERS, INVESTORS AND THOSE DOWNSIZING



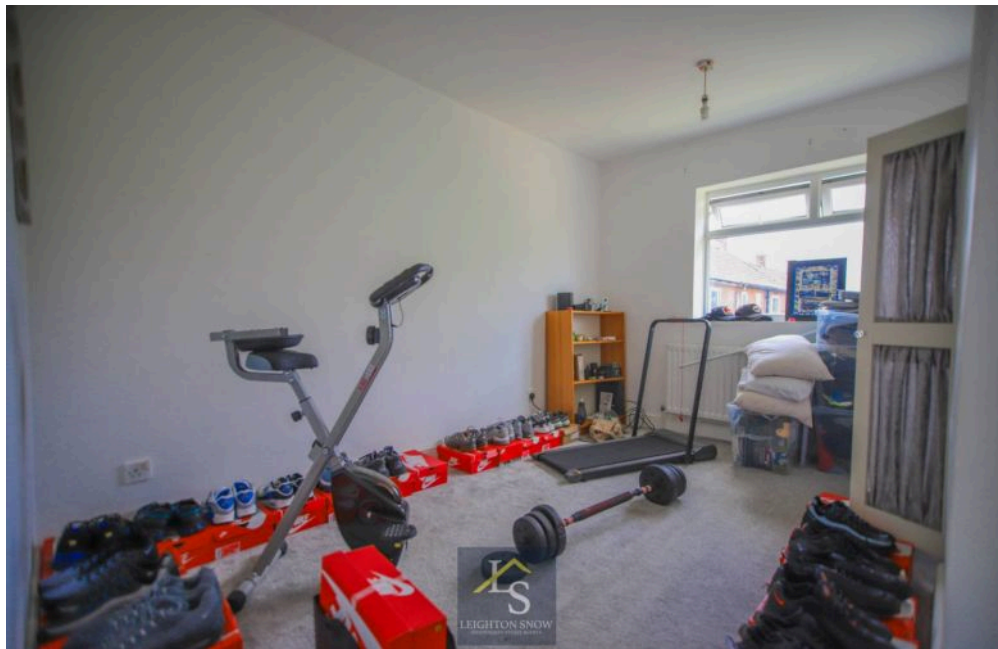
This wonderful property boasts a convenient location, located within a short walking distance to Bramhall Park, and is situated close to local shops and amenities. It is positioned on a generous plot, with a spacious lawned garden. Offering a blank canvas for potential buyers with a generous living room, modern kitchen and two large double bedrooms, the property comes to the market with no onward chain.

Council Tax band: A

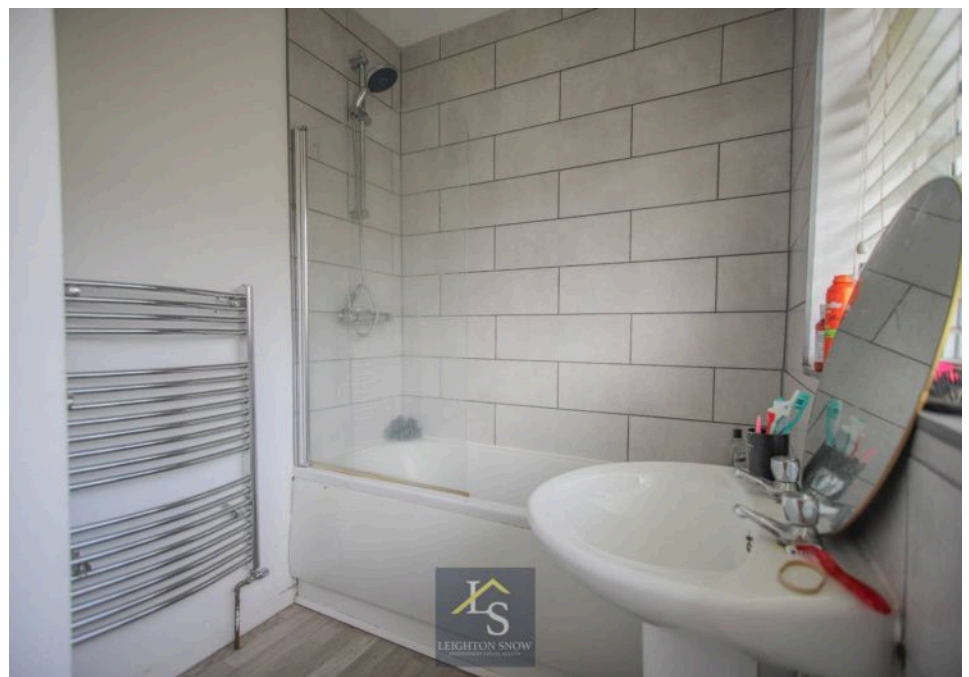
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



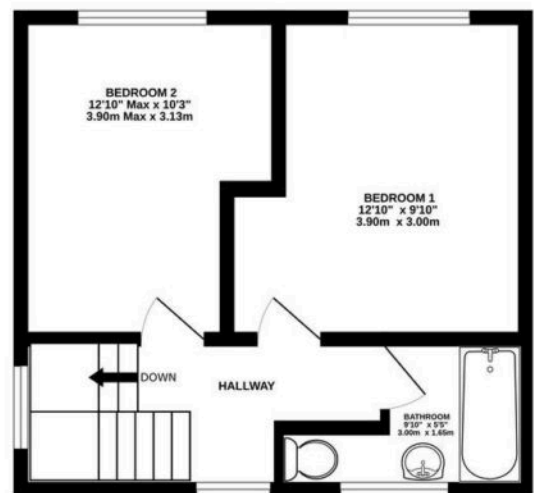
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GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Upon entering the property, you are greeted by a bright and spacious entrance hallway leading into a modern kitchen and a excellently sized living room. The living room offers a versatile space for buyers and has fabulous sliding doors to the rear to connect both indoor and outdoor living. The kitchen sits to the rear of the property leading out onto the garden. Within the kitchen, there is ample workspace and cupboard space, ensuring a sleek and tidy look. The first floor of the property hosts two fabulous double bedrooms, both well-proportioned, overlooking the garden, ensuring privacy and quietness. The bathroom offers a white three piece suite and minimalist grey tiles giving the bathroom a trim finish. The enclosed rear garden, provides a private outdoor space perfect for both relaxation or entertaining guests. The property offers 2 large cupboards, offering fabulous storage space.

This well laid out property offers a fantastic opportunity for all buyers, from first time buyers to buy to let investors. The property presents a rare opportunity to own a delightful home in a popular residential area. With its ideal location, spacious bedrooms, and enclosed rear garden, the home caters to a variety of lifestyles and preferences, perfect for every buyer to add their own stamp to the property.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

